| 092.0 | 0001 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 644,400 / 644,400 |
| | | | | | USE VALUE: | 644,400 / 644,400 |
| | | | | | ASSESSED: | 644,400 / 644,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | CHATHAM ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | HARRINGTON ROBERT & OFRA/TRS | |
| Owner 2: | ROBERT & OFRA HARRINGTON RLTY | |
| Owner 3: | | |
| Street 1: | 15 CHATHAM ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | NASRALLAH-MUENCH AUGUST A - |
| Owner 2: | NASRALLAH-MUENCH LAURA S - |
| Street 1: | 15 CHATHAM ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,090 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6090.000 | 222,500 | | 421,900 | 644,400 |
| Total Card | 0.140 | 222,500 | | 421,900 | 644,400 |
| Total Parcel | 0.140 | 222,500 | | 421,900 | 644,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.22 | /Parcel: 497.2

**Legal Description**

**User Acct** 59224

**GIS Ref**

**GIS Ref**

**Insp Date** 06/13/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 222,500 | 0 | 6,090. | 421,900 | 644,400 | 644,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 197,800 | 0 | 6,090. | 427,900 | 625,700 | 625,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 197,800 | 0 | 6,090. | 319,400 | 517,200 | 517,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 197,800 | 0 | 6,090. | 289,300 | 487,100 | 487,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 197,800 | 0 | 6,090. | 277,200 | 475,000 | 475,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 185,600 | 0 | 6,090. | 235,100 | 420,700 | 420,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 185,600 | 0 | 6,090. | 223,000 | 408,600 | 408,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 185,600 | 0 | 6,090. | 212,200 | 397,800 | 397,800 | | 12/13/2012 |

!7482!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:06:49 |

**LAST REV**

| Date | Time |
|---|---|
| 05/14/19 | 15:26:33 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7482

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| NASRALLAH-MUENC | 57138-309 | | 7/14/2011 | | 420,000 | No | No | | |
| NAHIGIAN RICHAR | 40171-581 | | 7/28/2003 | | 423,000 | No | No | | |
| GUTZLER DAVID S | 22250-493 | | 7/30/1992 | | 173,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/16/2004 | 740 | Re-Roof | 5,784 | | | | | |
| 3/27/2001 | 168 | Redo Kit | 17,000 | C | | | | REMODEL KIT/BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/13/2018 | MEAS&NOTICE | CC | Chris C |
| 6/27/2012 | External Ins | BR | B Rossignol |
| 10/14/2011 | MLS | EMK | Ellen K |
| 12/16/2008 | Meas/Inspect | 189 | PATRIOT |
| 12/22/2004 | MLS | HC | Helen Chinal |
| 2/4/2000 | Mailer Sent | | |
| 2/4/2000 | Measured | 264 | PATRIOT |
| 6/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 59224 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6090 | | Sq. Ft. | Site | | 0 | 70. | 0.99 | 5 | | | | | | | | | 421,892 | | | | | | 421,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13981 | Total SF/SM: | 6090 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 421,892 | Spl Credit | | Total: | 421,900 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 1 - Wood Shingl | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 140.318 |
| Other Features: | 79000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 302340 |
| Depreciation: | 79818 |
| Depreciated Total: | 222522 |

## COMMENTS

OF= BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2001 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

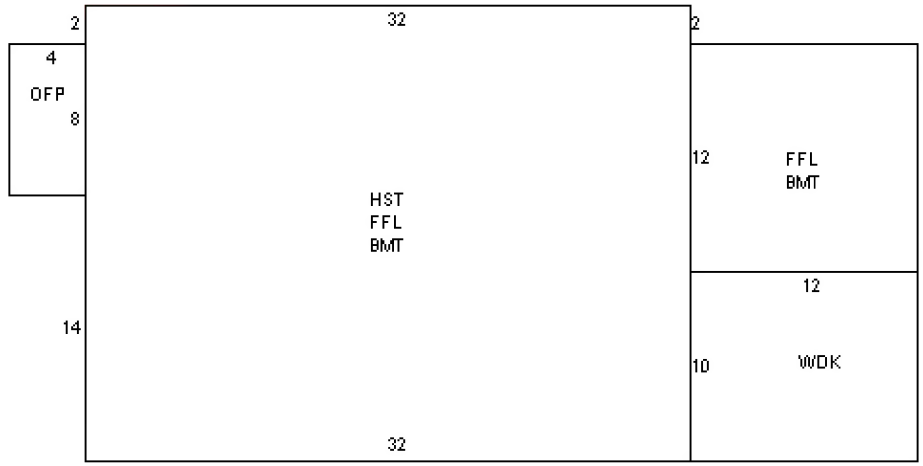
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 2 | M |
| Totals | | | |
| 1 | 7 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 140.32 |
| Special Features: | 0 | Val/Su Net: | 94.28 |
| Final Total: | 222500 | Val/Su SzAd | 171.68 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 912 | 42.100 | 38,391 |
| FFL | First Floor | 912 | 140.320 | 127,970 |
| HST | Half Story | 384 | 140.320 | 53,882 |
| WDK | Deck | 120 | 14.190 | 1,703 |
| OFP | Open Porch | 32 | 43.560 | 1,394 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,360 | | | Total: | 223,340 |
| Size Ad | 1296 | Gross Are | 2744 | FinArea | 1296 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

092.0-0001-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|